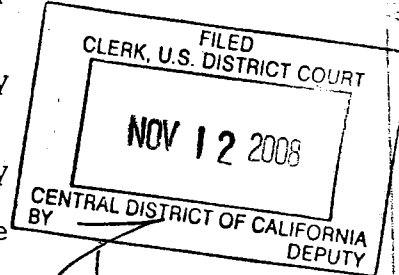


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U.S. DISTRICT COURT
CENTRAL DISTRICT OF CALIF.
LOS ANGELES

LODGED

10 Attorneys for Plaintiff
United States of America

11 UNITED STATES DISTRICT COURT
12 FOR THE CENTRAL DISTRICT OF CALIFORNIA
13 WESTERN DIVISION

14 UNITED STATES OF AMERICA,)	NO. CV 06-6285-ODW (JCx)
15 Plaintiff,)	CONSENT JUDGMENT OF FORFEITURE
16 v.)	
17 REAL PROPERTY IN RANCHO PALOS)	
18 VERDES, CALIFORNIA,)	
19 Defendant.)	
20)	
21 LUALHATI Z. COLGROVE, CARMOFF)	
22 PARK, LLC, RUDY MAUS, AND)	
23 WASHINGTON MUTUAL BANK,)	
Claimants.)	

24 IT IS HEREBY STIPULATED by and between Plaintiff United States
25 of America and claimant Lualhati Z. Colgrove, as follows:

26 1. This agreement is entered into between plaintiff United
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1 States of America and claimant Lualhati Z. Colgrove ("Claimant").
2 Colgrove has asserted an interest in the defendant Real Property
3 Located in Rancho Palos Verdes, California (hereafter, "defendant
4 property"). The legal description for the defendant property is
5 attached hereto as Exhibit A and made a part hereof.

6 2. On October 2, 2006, plaintiff United States of America
7 commenced this judicial forfeiture action by filing a complaint
8 alleging that the defendant property was forfeitable to the United
9 States pursuant to 18 U.S.C. § 981(a)(1)(A) and (C). Colgrove has
10 filed a statement of interest and answer to contest the forfeiture
11 of her interest in the defendant property. In addition, as of the
12 date of this agreement, Carmoff Park, LLC, Rudy Maus, and
13 Washington Mutual Bank (collectively, "lienholders") have filed
14 claims to contest forfeiture of their interests, and the United
15 States has entered into separate agreements recognizing the
16 interests of the lienholders. Notice of this action was published
17 in accordance with law, no other parties have filed claims and
18 answers, and the time for filing such claims has expired.
19 Accordingly, all potential claimants other than Colgrove and the
20 lienholders are hereby deemed to admit the allegations of the
21 complaint.

22 3. It is the intention of plaintiff United States of America
23 and Colgrove to resolve all of their competing claims to the
24 defendant property by this Consent Judgment.

25 4. This Court has jurisdiction over the subject matter of
26 the present action and over the parties to this agreement.

1 5. The Complaint states a claim for relief against the
2 defendant property under 18 U.S.C. § 981(a)(1)(A) and (C).

3 6. All right, title and interest of Colgrove, and all other
4 potential claimants other than the lienholders, in the defendant
5 property is hereby condemned and forfeited to the United States
6 without further order of this Court, and the United States shall
7 have judgment as to the interests of these persons and entities in
8 the defendant property.

9 7. The United States Marshals Service ("USMS") shall dispose
10 of the defendant property in accordance with law. Colgrove shall
11 vacate the defendant property and remove her personal property (but
12 not fixtures) therefrom on or before January 2, 2009, at which time
13 the USMS shall take possession of the defendant property (the
14 "possession date"). The USMS is hereby empowered without the need
15 for further court order to terminate all leases affecting the
16 defendant property. Colgrove shall cooperate with all requests of
17 agencies of the United States, including USMS, and representatives
18 contracted by the United States for access to the defendant
19 property for the purpose of inspecting, appraising, and protecting
20 the defendant property. On or after the possession date, the USMS
21 is hereby empowered without the need for further court order to
22 enter and take possession of the defendant property by whatever
23 reasonable means are at its disposal, and evict all occupants and
24 remove their personal property. Claimant agrees she will not take
25 any action to affect the marketability of the defendant property,
26 and she and any occupants will maintain the property in

1 substantially the same condition as it was on the date of her
2 signature below until the USMS takes possession.

3 8. Except as to such rights and obligations created by this
4 Agreement, Colgrove agrees to release and hold harmless the United
5 States, and any agents, servants, and employees of the United
6 States (or any state or local law enforcement agency) acting in
7 their individual or official capacities, from all claims, actions
8 or proceedings by her and her agents, including, but not limited
9 to, any claim for attorney's fees and/or costs, or interest, which
10 may hereafter be asserted or brought by her or on her behalf which
11 arise out of the present action.

12 9. All of the undersigned shall execute all documentation
13 necessary to carry out the disposition of the defendant property in
14 accordance with this agreement.

15 10. Each party shall bear its own costs of litigation and
16 attorney's fees. Each party waives its right to appeal. Entry of
17 this Consent Judgment constitutes a certificate of reasonable cause
18 pursuant to 28 U.S.C. § 2465(a)(2).

19 11. The Court retains jurisdiction over this case and the
20 parties hereto to effectuate the terms of this settlement.

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1 12. The clerk is hereby directed to enter this consent
2 judgment, which constitutes a final judgment resolving this action.

3 SO STIPULATED.

4 DATED: Oct November 6, 2008

THOMAS P. O'BRIEN
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CHRISTINE C. EWELL
Assistant United States Attorney
Chief, Criminal Division
STEVEN R. WELK
Assistant United States Attorney
Chief, Asset Forfeiture Section

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MONICA E. TAIT
Assistant United States Attorney
Attorneys for Plaintiff
UNITED STATES OF AMERICA

DATED: Oct 31, 2008

LUALHATIP Z. COLGROVE, Claimant

DATED: November 1, 2009

PETER A. GIANNINI
Attorney for Claimant Colgrove

It is so ordered.

DATED: 11-12-08

OTIS D. WRIGHT
THE HONORABLE OTIS D. WRIGHT
UNITED STATES DISTRICT JUDGE

EXHIBIT A

LOT(S) 4 OF TRACT NO. 38512, IN THE CITY OF RANCHO PALOS VERDES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1017, PAGE(S) 56 AND 57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEED RECORDED DECEMBER 6, 1978 AS INSTRUMENT NO. 78-1357063, OFFICIAL RECORDS.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEED RECORDED DECEMBER 27, 1974, AS INSTRUMENT NO. 377, OFFICIAL RECORDS.

APN 7564-011-018